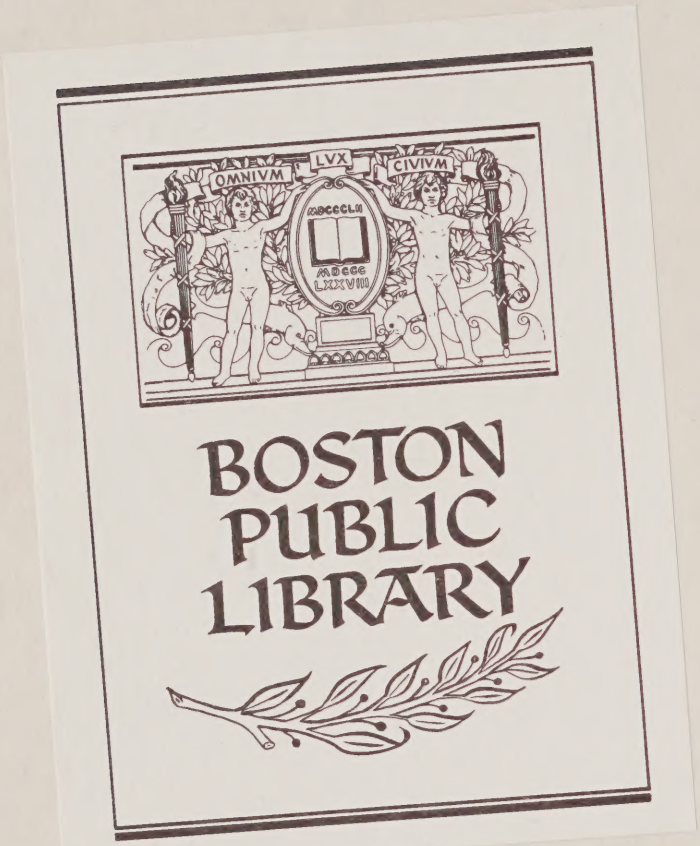
BOSTON PUBLIC LIBRARY
3 9999 06586 490 0
△
m3/B16
RA
87/4


OMNIVM
LVX
CIVIVM
MDCCCLII
MDCCC
LXXVIII
BOSTON
PUBLIC
LIBRARY

Digitized by the Internet Archive
in 2025 with funding from
Boston Public Library

https://archive.org/details/bostonspopulatio00bost_4

BMA-0879
Doc 1 of 2
SW

BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT
RECEIVED
MAR 31 1987
88001036

A
MB/B16
RA
87/4

Boston's Population 1985

Submission Of

Alexander Ganz, Assistant Director
Policy Development and Research

Boston Redevelopment Authority

To The

Commonwealth of Massachusetts
Decennial Census Commission
Tunney F. Lee, Chair
Phillip L. Clay
John W. Delaney
Paul L. Guzzi
Eunice P. Howe

March 18, 1987

Information independent of the 1985 Boston city census confirms the plausibility of a 1985 population of 621,000. A report on Boston's 1985 housing stock, marshalling a detail of information on new construction, renovations, rehabilitation, hidden housing production, and sharp reduction in board-ups and demolitions, indicates a net growth in the city's housing stock of 8,000 dwellings, from 241,000, in 1980, to 249,000 in 1985. A report on the findings of a representative household survey conducted in Spring 1985 showed stability in household size, and a decline in vacancy rate signifying a reduction in vacant dwelling units by 8,000. These measures, taken together, reveal an increase of 16,000 in households and 50,000 in the population in households between 1980 and 1985. Boston's "group quarters" population, dominated by (1) students in college dormitories and university owned/leased housing, and (2) retirees in nursing homes, increased by an estimated 8,000 (+20%) 1980 to 1985, as students flocked back to dormitories with the spectacular rise in housing costs, and as the nursing home population expanded.

Our earlier estimates of Boston's 1985 population published in August of that year but actually prepared in Spring 1985 (responding to a request of the Boston Department of Health and Hospitals) were too early to take advantage of the report on the 1985 housing stock and the findings of the household survey.

Boston's shift to population growth in the 1980's reflected a diminution of negative trends and a flow of positive factors. Key elements inducing the population outflow of the 1970's were moving out of the picture. These included the severe loss of blue collar jobs in the recessions of the early 1970's and the outflow of blue collar workers and their families, the busing impact in 1974 and later years, the decline in household size following national trends, and the continuation of the era of throw-away housing till about 1978. In their place, a host of positive factors have taken over.

These include the gain of 93,000 jobs from 1976 to 1986, an influx of (1) young adults, largely middle class, largely professional, (2) empty-nesters exchanging their big, empty suburban homes for city living, and (3) minority population, including those fleeing turmoil in various parts of the world. Population growth since 1980 has brought a housing shortage with a run-up in housing values leading the nation despite record levels of housing construction in Boston. The city's amenities have proven to be a stellar attraction.

Newly available information from Boston's Assessing Department on Boston's housing stock tends to corroborate the order of magnitude found in the BRA housing stock study. While the Assessing Department regularly reports on residential parcels, by type of structure, the recent creation of a "research" unit has brought forth a universe of taxable dwelling units for the first time, totalling 207,000 to 210,000. Adding the 1985 count of tax exempt public housing (19,000) and 121 A housing (18,000) yields a minimum total of 244,000.

Recognizing that an information base geared to parcels and structures will miss a substantial number of dwelling units, (including "hidden housing production based on illegal conversions, as noted in Jacques Gordon's study of 1985), the Assessing Dept. information is supportive of the slightly larger BRA estimate.

The real question is not that Boston's population is over-estimated but that the population of Massachusetts is underestimated.

From 1980 to 1985, the State had a net gain of 275,000 jobs, a rise of 11% (from 2,595,700, in 1980, to 2,871,065, in 1985, according to the Mass. Division of Employment Security). Some of this job growth (50,000) could represent a decline in unemployment from 5.6%, in 1980, to 3.6%, in 1985.

Some of it might represent workers commuting in from contiguous states, but, in 1980, a commuter influx of 78,000 was balanced by a commuter outflow of 63,000. The bottom line is that 200,000 net new workers in Massachusetts could reflect 400,000 + people. In contrast, the federal census estimate reports a growth of 85,000, 1980 to 1985, and the Secretary of State's 1985 tally shows an increase of 28,000 from the federal decennial census of 1980, and a decrease of 24,000 from the state census of 1975.

This is not the first published critique of the 1985 State census. A lurid article by Howie Carr, printed in the January issue of Boston magazine points the finger at the implausible decline in population in Cambridge and Somerville, and the rise in Brookline.

The underestimation of population growth, state and city, by the post-1980 federal census reports flows from the documented methodology and tendency to estimate the present (and future) on the basis of past trends. (The failure of the State census is more deep-seated and reflects problems of management, budget, and shortfalls in professional staff). The successive adjustments of federal census estimates of Boston's population as the 1980's progressed has been documented in an earlier submission to the Commission. Similar documentation on federal census adjustments of estimates of the state population as the 1980's progressed is illustrated in an attachment to this submission entitled "Factors Likely to Impact Massachusetts Population Trends Over The Next Ten Years; Notes of a Presentation to the Revenue Advisory Board of the Executive Office of Administration and Finance, Commonwealth of Massachusetts", Alexander Ganz, Novermber 10, 1983.

Over-riding new social and economic trends, the services revolution and high-tech, have recently led the U.S. Bureau of Economic Analysis to project broad growth and improvement in rank of the Boston Metro Region, in

population, employment, personal income and per capita income. This evolution was seconded by the National Planning Association which cited Boston Metro as second only to Los Angeles in prospective employment growth.

An example of the tendency to assess the present and future as an outgrowth of the past is the case of Future Boston, Patterns and Perspectives, published in 1982 by the Joint Center for Urban Studies of MIT and Harvard. The study surmised that "If average household size continues to decline to about 2.0 persons and the housing stock does not increase, Boston's population could decrease to less than 450,000 by the year 2000."

Boston's economy today is a picture of unprecedented good health, -record levels of development and office space aborption, year-end 1986 Class A office vacancy rate at 6%, one of the lowest in the nation, hotel occupancy in 1986 at 72.5%, one of the best in the Nation and the highest in more than ten years. Unemployment is at a low 4%. With foreign investors flowing in, Boston is benefitting from substantial capital imports. Housing construction this year will exceed last years record level.

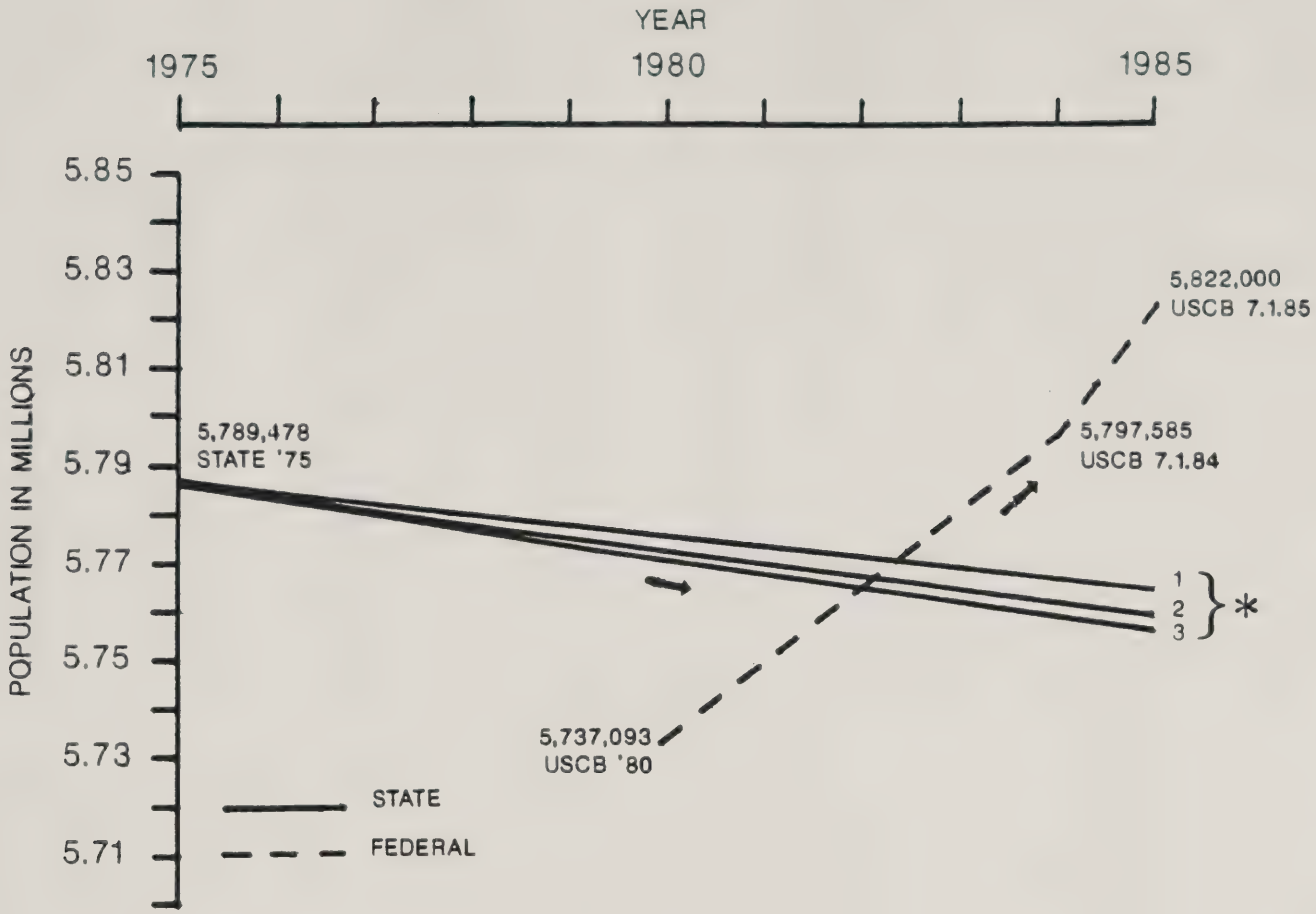
Though per capita personal income growth has exceeded state and nation since 1983, the level is well below that of the metro region and state (18% and 11%, respectively), and relatively fewer resident high school students go on to college outside of Boston.

In summary, information at hand corroborates Boston's population growth, reflecting a fundamental sea change in the fortunes of the economy of city, and metro region. The question rather is the underestimation of the population of the State by the post-1980 federal census reports and the state census.

Exhibits are attached.

POPUL8/G/031687

ACTUAL 1985 STATE COUNT VS. FEDERAL POPULATION ESTIMATES STATEWIDE



* 1985 MASS. STATE POPULATION

1985 MASS. STATE CENSUS {
1. 11.20.86 MISER DRAFT: 5,765,016
2. 4.7.86 MISER DRAFT: 5,760,641
3. 3.13.87 SEC. OF COMM.: 5,759,235
} THE REASON FOR THE 4,375 DIFFERENCE BETWEEN MISER'S 11.20 AND 4.7.86 DRAFTS IS NOT READILY APPARENT.

NOTE: 1,2 & 3 ALL ASSUME A BOSTON POPULATION OF 620,889. REDUCTION OF THE BOSTON POPULATION INCREASES THE VARIATION BETWEEN THE SECRETARY'S TOTAL AND THE FEDERAL ESTIMATE AND WOULD FURTHER EMPHASIZE THE VARIANCE IN THE DOWNWARD TREND SUGGESTED BY THE SECRETARY AND THE UPWARD TREND PROJECTED BY THE U.S. CENSUS BUREAU.

List Of Exhibits

Boston's Population, 1980 and 1985

Household Survey Standard Error of Estimate
and Range of Confidence Interval
for Household Size and
Vacancy Rate

Assessor's Records of Boston Housing Inventory

Boston's Group Quarters Population, 1980 and 1985

Massachusetts Employment,
Place of Work and Place of Residence

Factors Likely to Impact Massachusetts
Population Trends Over the Next Ten Years

Per Capita Income

Boston's Population, 1980 and 1985

	1980		1985		Change	
	Number	Percent	Number	Percent	Number	Percent
Housing units	241,444		249,197		+ 7,753	+ 3.2
Vacant (gross)	22,847	9.5	14,952	6.0	- 7,895	- 34.6
Occupied housing	218,457		234,035		+ 15,578	+ 7.1
Persons per household	2.4		2.45		+ 0.05	+ 2.1
Population in households	523,476		573,386		+ 49,910	+ 9.5
Group quarters population	39,518		47,614		+ 8,096	+ 20.5
Total population	562,994		621,000		+ 58,006	+ 10.3

Sources: 1980 - U.S. Bureau of the Census, Neighborhood Statistics Program, Boston, MA, June 1983, as reprinted by the Boston Redevelopment Authority, Boston Population and Housing by Neighborhood Areas, 1980, September 1983, Tables P-1 and H-1.

1985 - Housing Units - Rolf Goetze, Boston Redevelopment Authority, Boston's 1985 Housing Stock and Comparisons with 1980, by BRA Planning District, December 1985.

- Vacancy rate and persons per household - Boston Redevelopment Authority, Boston at Mid-Decade, Results of the 1985 Household Survey, V. Characteristics of Housing Units, June 1986.

- Group quarters population - Boston Redevelopment Authority, survey in progress, 1986 and 1987.

MEMORANDUM

TO: Alex Ganz

FROM: Kirk McClure

DATE: March 13, 1987

RE: HOUSEHOLD SURVEY RESULTS ON VARIOUS ISSUES

The 1985 Household Survey data have been used to develop the following estimates which you requested.

HOUSEHOLD SIZE

The sample of 1,390 households indicate the following statistics concerning household size:

Mean	2.451
Standard Error of the Mean	0.030
95% Confidence Interval	2.510 to 2.392
99% Confidence Interval	2.532 to 2.370

VACANCY RATE IN HOUSING

The vacancy rate for all housing units in the City of Boston is estimated from the sample of 1,824 housing units surveyed. The relevant statistics are:

Occupied housing units sampled	1,747
Vacant housing units available	77
Vacant housing units boarded	35

Vacant housing available	4.22%
Standard Error of estimate	0.47%
95% Confidence Interval	5.14% to 3.30%
99% Confidence Interval	5.43% to 3.01%

Vacant housing gross	6.02%
Standard Error of estimate	0.55%
95% Confidence Interval	7.10% to 4.94%
99% Confidence Interval	7.44% to 4.60%

SAMPLE ERROR IN THE HOUSEHOLD SURVEY

Estimation errors made from using a sample to generalize to a larger population from which the sample is drawn results from two different aspects of sampling:

1.) The size of the sample,

2.) The dispersion within the sample.

The larger the sample, the more reliable is the population estimate made from the sample. Likewise, the smaller the dispersion of the sample measured by some variable, such as household size, the better the population estimate. This means that the more closely the sample data cluster around the mean of the sample, then the better the population estimate.

Two techniques are used to measure the likely error in a population estimate based upon a sample, the standard error of the estimate and confidence intervals.

The standard error of the estimate is a statistic which describes the average error between any one estimate of the population mean and the true population mean. The sample mean can be used to construct confidence intervals at any chosen level of confidence. The usual confidence intervals for this type of work are 95 percent and 99 percent. The standard error itself is associated with a 68 percent confidence interval. That is to say, the range defined by the mean plus one standard error to the mean minus one standard error provides a 68 percent confidence interval.

In the household size statistic the mean is 2.451 and the standard error is 0.030. The mean plus one standard error is 2.451 plus 0.030 or 2.481. The mean minus one standard error is 2.451 minus 0.030 or 2.421. This means that the analyst can be 68 percent confident that the true population mean of persons per household falls between 2.481 and 2.421.

A confidence interval answers the question, "what is the range which is likely to contain the true population mean at the specified level of confidence." These confidence intervals indicate the range of error the analyst must be willing to accept given the size and dispersion of the data.

----------Univariate Statistics----------

Date: 03-13-1987
Time: 14:01:02
Data Base Name: HHSNC
Description:
1980 HOUSEHOLD SURVEY: HOUSEHOLD LEVEL RECORDS

Univariate Statistics

Column (7) Label: NCASES NUMBER OF PERSONS IN HHOLD
Weight (111) Label: WTR WEIGHT RECODED (1/2/4)

Mean - Average	2.450973	Number of Observations	1390
Standard Deviation	1.558972	Number of Missing Values	0
Coefficient of Variation	.6360623	Sum of weights	2672
Variance	2.430392	Sum of observations	6549
Standard Error of Mean	3.015921E-02	Adjusted Sum of Squares	6491.578
T-Value Testing Mean=0	81.26782	Adjusted Sum of Cubes	15079.35
100-%tile (Maximum)	12	Adjusted Sum of Quartics	94933.54
90-%tile	5	Coefficient of Skewness	2.883084E-02
75-%tile	3	Coefficient of Kurtosis	2.252782E-03
50-%tile (Median)	2	Range	11
25-%tile	1	Inner Quartile Range	2
10-%tile	1		
0-%tile (Minimum)	1		

Frequency Distribution

Group	Freq	%Freq	Cum.Freq.	%Cum.Freq.	Midpoint	Histogram
1	867	32.4	867	32.4	12.75E-01	:**********
2	816	30.5	1683	63.0	18.25E-01	:**********
3	0	0.0	1683	63.0	23.75E-01	:
4	433	16.2	2116	79.2	29.25E-01	:**********
5	0	0.0	2116	79.2	34.75E-01	:
6	271	10.1	2387	89.3	40.25E-01	:*******
7	0	0.0	2387	89.3	45.75E-01	:
8	144	5.4	2531	94.7	51.25E-01	:****
9	0	0.0	2531	94.7	56.75E-01	:
10	88	3.3	2619	98.0	62.25E-01	:**
11	32	1.2	2651	99.2	67.75E-01	:*
12	0	0.0	2651	99.2	73.25E-01	:
13	8	0.3	2659	99.5	78.75E-01	:
14	0	0.0	2659	99.5	84.25E-01	:
15	3	0.1	2662	99.6	89.75E-01	:
16	0	0.0	2662	99.6	95.25E-01	:
17	8	0.3	2670	99.9	10.07E+00	:
18	0	0.0	2670	99.9	10.63E+00	:
19	0	0.0	2670	99.9	11.18E+00	:
20	2	0.1	2672	100.0	11.73E+00	:

M E M O R A N D U M

To: Alex Ganz, Director of Research Policy Development

From: John Avault

Date: March 13, 1987

Subject: Assessor's Records of Boston Housing Inventory

The following table shows the count of taxable residential parcels and dwelling units, by structure class, for Fiscal year 1987. These figures pertain to the January 1, 1986 "lien date" and cover only taxable property. They do not include tax exempt housing such as B.H.A., 121A, and Chapter 59 Sec. 5 clause exemptions such as those relating to religious, educational, charitable uses, etc. Many, but not all, of these clause exemptions pertain to group quarters housing. Also excluded from the following tally are illegal "hidden" units added within existing structures as described by Rolf Goetze and Jacques Gordon.

Assessors FY 87 Count of Taxable Housing

Property Type	Parcels	Dwelling Units
Single Family (R1)	29,114	29,114
Two Family (R2)	18,611	37,222
Three Family (R3)	15,889	47,667
Four to Six units (R4)	3,461	16,730
Seven or More Units (A)	2,345	40,202
Residential/Commercial Mixed (RC)	2,515	14,675 - 17,190
Condominium (CD)	21,609	21,609
Total	93,544	207,219 - 209,734

The dwelling count for mixed use residential/commercial (RC) properties is presented as a range, due to the inclusion of "commercial units" in the raw count. The range shown is based on the judgement that RC properties include at least one but, on average, no more than two "commercial units." Robert McDonald, head of the commercial property section of the City Assessing Department Research Division has recommend this as a safe and reasonable range. I am grateful to Mr. McDonald for providing most of the property and dwelling counts listed in the preceding table.

HOUSG2/Q/031387

M E M O R A N D U M

To: Alex Ganz

From: John Avault

Date: March 13, 1987

Subject: Boston's 121A Housing Stock

One hundred twenty five 121A projects containing 17,581 dwelling units were approved between 1961 and 1983. All of these units were originally developed as rental housing.

An attachment provides a summary list and tally by financing type for the 16,877 units in 117 development approved prior to 1982.

HOUSG2/R/031687

	#	ID	DEVELOPMENT TYPE	ORIGINAL COST ($1000'S)	DWELLING UNITS	FINANCING TYPE	B.R.A. APPROVED
ROW	1	1.000	1.000	4,500.000	.000	2.000	61
ROW	2	2.000	5.000	190,000.000	812.000	3.000	61
ROW	3	3.000	1.000	3,500.000	146.000	2.000	62
ROW	4	4.000	1.000	6,700.000	282.000	2.000	63
ROW	5	6.000	5.000	3,333.000	202.000	2.000	63
ROW	6	7.000	1.000	2,476.000	103.000	2.000	64
ROW	7	8.000	5.000	4,369.000	227.000	2.000	65
ROW	8	9.000	1.000	6,194.000	288.000	2.000	66
ROW	9	10.000	6.000	8,000.000	.000	3.000	66
ROW	10	11.000	3.000	9,000.000	.000	4.000	67
ROW	11	12.000	1.000	2,625.000	138.000	2.000	68
ROW	12	13.000	1.000	2,520.000	135.000	2.000	68
ROW	13	14.000	1.000	2,087.000	110.000	2.000	68
ROW	14	15.000	1.000	3,100.000	153.000	2.000	68
ROW	15	16.000	1.000	5,600.000	340.000	2.000	68
ROW	16	17.000	1.000	8,830.000	364.000	2.000	68
ROW	17	18.000	1.000	3,084.000	140.000	2.000	68
ROW	18	19.000	1.000	5,756.000	262.000	2.000	69
ROW	19	20.000	1.000	4,400.000	200.000	2.000	69
ROW	20	21.000	1.000	1,640.000	82.000	2.000	69
ROW	21	22.000	3.000	8,000.000	.000	3.000	69
ROW	22	23.000	3.000	55,000.000	.000	3.000	69
ROW	23	25.000	1.000	7,277.000	214.000	2.000	70
ROW	24	26.000	1.000	1,150.000	44.000	2.000	70
ROW	25	28.000	1.000	1,407.000	71.000	2.000	71
ROW	26	29.000	1.000	6,400.000	200.000	2.000	71
ROW	27	30.000	1.000	3,068.000	147.000	2.000	71
ROW	28	31.000	2.000	546.000	32.000	1.000	71
ROW	29	33.000	1.000	5,350.000	256.000	2.000	72
ROW	30	34.000	1.000	1,748.000	105.000	1.000	72
ROW	31	35.000	3.000	35,000.000	.000	3.000	73
ROW	32	36.000	1.000	3,400.000	141.000	1.000	73
ROW	33	37.000	5.000	1,220.000	87.000	2.000	73
ROW	34	38.000	1.000	4,124.000	185.000	2.000	73
ROW	35	39.000	1.000	3,139.000	97.000	1.000	73
ROW	36	40.000	1.000	4,487.000	181.000	2.000	73
ROW	37	41.000	1.000	5,329.000	181.000	2.000	74
ROW	38	42.000	1.000	2,356.000	96.000	1.300	74
ROW	39	43.000	5.000	4,763.000	121.000	1.300	74
ROW	40	44.000	1.000	5,165.000	162.000	1.300	74
ROW	41	45.000	1.000	5,990.000	228.000	1.000	74
ROW	42	46.000	1.000	234.000	8.000	1.000	74
ROW	43	47.000	5.000	1,354.000	49.000	1.000	74
ROW	44	48.000	1.000	3,300.000	182.000	1.000	74
ROW	45	49.000	5.000	4,540.000	147.000	1.000	75
ROW	46	50.000	3.000	9,000.000	.000	3.000	75
ROW	47	51.000	3.000	34,000.000	.000	3.000	75
ROW	48	52.000	1.000	728.000	28.000	1.000	75
ROW	49	53.000	1.000	5,750.000	212.000	1.000	75
ROW	50	54.000	5.000	2,250.000	89.000	1.300	75
ROW	51	55.000	5.000	44,416.000	774.000	1.000	75
ROW	52	56.000	5.000	1,198.000	41.000	1.000	75
ROW	53	57.000	6.000	130,000.000	.000	3.000	75
ROW	54	58.000	5.000	5,760.000	176.000	1.000	75
ROW	55	59.000	5.000	5,920.000	188.000	1.000	75
ROW	56	60.000	5.000	6,730.000	216.000	1.000	75
ROW	57	61.000	1.000	4,835.000	156.000	2.000	75
ROW	58	62.000	1.000	2,402.000	87.000	1.300	75
ROW	59	63.000	5.000	9,669.000	242.000	1.300	75
ROW	60	64.000	1.000	994.000	35.000	1.300	75
ROW	61	65.000	5.000	1,150.000	36.000	1.000	75
ROW	62	66.000	1.000	2,225.000	86.000	3.000	76
ROW	63	67.000	1.000	5,800.000	151.000	2.000	76
ROW	64	68.000	1.000	6,030.000	120.000	1.000	77
ROW	65	69.000	1.000	3,259.000	132.000	1.000	77
ROW	66	70.000	1.000	4,368.000	131.000	1.000	77
ROW	67	71.000	2.000	2,718.000	88.000	1.000	77
ROW	68	72.000	2.000	4,082.000	142.000	1.000	77
ROW	69	73.000	2.000	4,731.000	147.000	1.000	77
ROW	70	74.000	3.000	16,120.000	.000	3.000	77

	#	ID	DEVELOPMENT TYPE	ORIGINAL COST ($1000'S)	DWELLING UNITS	FINANCING TYPE	B.R.A. APPROVED
ROW	71	76.000	1.000	3,000.000	129.000	1.000	79
ROW	72	[illegible].000	1.000	3,229.000	108.000	1.000	79
ROW	73	79.000	6.000	4,710.000	96.000	2.000	79
ROW	74	80.000	6.000	75,000.000	649.000	1.000	79
ROW	75	81.000	1.000	5,092.000	118.000	2.000	79
ROW	76	82.000	1.000	525.000	14.000	1.000	79
ROW	77	83.000	1.000	6,786.000	220.000	2.000	79
ROW	78	84.000	1.000	2,197.000	75.000	2.000	79
ROW	79	85.000	1.000	2,900.000	75.000	2.000	79
ROW	80	86.000	1.000	9,240.000	223.000	2.000	79
ROW	81	87.000	1.000	1,145.000	30.000	2.000	79
ROW	82	88.000	1.000	3,000.000	140.000	1.000	79
ROW	83	90.000	1.000	6,330.000	175.000	1.000	79
ROW	84	91.000	6.000	9,890.000	.000	3.000	79
ROW	85	93.000	1.000	3,270.000	73.000	1.000	79
ROW	86	94.000	5.000	6,185.000	161.000	1.000	79
ROW	87	95.000	2.000	1,746.000	52.000	1.000	79
ROW	88	96.000	2.000	6,689.000	183.000	1.000	79
ROW	89	97.000	2.000	4,200.000	129.000	3.000	79
ROW	90	98.000	5.000	19,000.000	322.000	2.000	79
ROW	91	99.000	6.000	65,000.000	525.000	3.000	79
ROW	92	100.000	1.000	3,515.000	88.000	1.000	79
ROW	93	101.000	1.000	5,996.000	132.000	1.000	79
ROW	94	102.000	2.000	5,900.000	125.000	2.000	79
ROW	95	103.000	5.000	33,000.000	478.000	2.000	79
ROW	96	103.500	6.000	30,000.000	395.000	3.000	79
ROW	97	104.000	2.000	1,499.000	44.000	3.000	80
ROW	98	105.000	1.000	3,107.000	80.000	2.000	80
ROW	99	106.000	1.000	3,500.000	73.000	2.000	80
ROW	100	107.000	1.000	12,000.000	197.000	2.000	80
ROW	101	108.000	2.000	6,267.000	150.000	2.000	80
ROW	102	109.000	1.000	770.000	27.000	3.400	80
ROW	103	110.000	1.000	1,662.000	41.000	2.000	80
ROW	104	111.000	2.000	4,271.000	130.000	1.000	80
ROW	105	112.000	1.000	13,316.000	229.000	2.400	80
ROW	106	113.000	1.000	1,300.000	28.000	2.000	80
ROW	107	114.000	2.000	4,246.000	87.000	2.000	80
ROW	108	115.000	1.000	6,900.000	97.000	4.000	80
ROW	109	116.000	1.000	4,038.000	81.000	2.000	80
ROW	110	117.000	4.000	61,439.000	.000	4.000	80
ROW	111	118.000	2.000	4,800.000	84.000	2.000	81
ROW	112	119.000	2.000	1,759.000	41.000	1.200	81
ROW	113	120.000	2.000	10,600.000	218.000	3.000	81
ROW	114	121.000	1.000	4,000.000	91.000	1.000	81
ROW	115	122.000	1.000	3,900.000	76.000	2.000	81
ROW	116	123.000	1.000	10,000.000	143.000	2.000	81
ROW	117	124.000	1.000	5,150.000	80.000	2.000	81

DEVELOPMENT TYPE CODES

1= NEW RESIDENTIAL
2= REHABILITATED RESIDENTIAL
3= NEW COMMERCIAL
4= REHABILITATED COMMERCIAL
5= RESIDENTIAL AND COMMERCIAL
6= ALL OTHER (SEE NOTES)

FINANCING TYPE CODES

1= MHFA
2= FHA AND HUD
3= PRIVATE
4= ALL OTHER
(COMBINATIONS OF THESE DO APPEAR)

FINANCING	NUMBER OF DEVELOPMENTS	1981 VALUE	DWELLING UNITS
MHFA	33	$211,813	4,671
MHFA AND FHA/HUD	3	$7,311	282
MHFA AND PRIVATE	7	$37,137	832
FHA/HUD	52	$362,815	4,186
PRIVATE	19	$903,461	2,844
PRIVATE AND OTHER TYPES	1	$14,322	41
ALL OTHER TYPES	2	$72,716	41
TOTAL	117		12,897

COLT0272

FISCAL YEAR 1987 REAL ESTATE TAXABLE

RECAPITULATION WARDS 1 TO 22

ASSESSING CLASS GRAND RECAPITULATION

CLASS	ITEMS	RESIDENTIAL VALUES LAND	RESIDENTIAL VALUES BUILDING	RESIDENTIAL VALUES TOTAL	COMMERCIAL - INDUSTRIAL VALUES LAND	COMMERCIAL - INDUSTRIAL VALUES BUILDING	COMMERCIAL - INDUSTRIAL VALUES TOTAL	COMBINED LAND	COMBINED BUILDING	COMBINED TOTAL	GROSS TAX
A	2345	391887100	1230840100	1622727200				391887100	1230840100	1622727200	19505180.96
AH	3				19500	144500	164000	19500	144500	164000	3862.21
C	4801	91500	192800	284300	1999029500	6354876828	8353906328	1999121000	6355069628	8354190628	196737922.62
CC	802		294900	294900		273762000	273762000		274056900	274056900	6450641.81
CD	21476	45800	2451917925	2451963725		698975	698975	45800	2452616900	2452662700	29489064.50
CL	3254	153900	3400	157300	407204700		407204700	407358600	3400	407362000	9591568.58
CM	1565	45500	92500	138000				45500	92500	138000	1658.76
CP	748		17487900	17487900					17487900	17487900	210205.64
I	794				226474500	833361839	1059836339	226474500	833361839	1059836339	24959147.78
RC	2530	188472986	465986066	654459052	75959914	178361230	254321144	264432900	644347296	908780196	13855862.61
RL	10398	102785300	4869500	107654800				102785300	4869500	107654800	1294009.89
R1	29077	928050500	1981683200	2909733700				928050500	1981683200	2909733700	34974999.89
R2	18611	529294100	1517905600	2047199700				529294100	1517905600	2047199700	24607340.60
R3	15889	367014800	1229604700	1596619500				367014800	1229604700	1596619500	19191366.33
R4	3461	189594800	533340600	722935400				189594800	533340600	722935400	8689683.51
XX	3										

COLT0272

FISCAL YEAR 1986 REAL ESTATE TAXABLE

RECAPITULATION WARDS 1 TO 22

ASSESSING CLASS GRAND RECAPITULATION

CLASS	ITEMS	RESIDENTIAL VALUES LAND	BUILDING	TOTAL	COMMERCIAL - INDUSTRIAL VALUES LAND	BUILDING	TOTAL	COMBINED LAND	BUILDING	TOTAL	GROSS TAX
A	2494	335020000	1071221001	1406241001				335020000	1071221001	1406241001	18928003.87
AH	3				19500	144500	164000	19500	144500	164000	4239.41
C	4794	85200	210700	295900	759103231	5322693704	7081796935	1759188431	5322904404	7082092835	183068445.38
CC	750		33900	33900		201655300	201655300		201689200	201689200	5213247.77
CD	16895	36400	1730634155	1730670555		563245	563245	36400	1731197400	1731233800	23309385.58
CL	3295	367900	10900	378800	275692701		275692701	276060601	10900	276071501	7131762.86
CM	1209										
CP	619		11429700	11429700					11429700	11429700	153843.99
I	808				221012296	782410704	1003423000	221012296	782410704	1003423000	25938486.63
RC	2532	162155192	426843099	588998291	64871110	166777765	231648875	227026302	593620864	820647166	13916042.20
RL	10491	86617200	3815200	90432400				86617200	3815200	90432400	1217220.25
R1	29077	760701700	1631031000	2391732700				760701700	1631031000	2391732700	32192722.68
R2	18600	428579200	1228366400	1656945600				428579200	1228366400	1656945600	22302487.93
R3	15928	297072900	992554100	1289627000				297072900	992554100	1289627000	17358379.04
R4	3576	156053400	450285501	606338901				156053400	450285501	606338901	8161321.63
XX	3										

A Comparison of Boston's Group Quarters Population 1980 and 1985

The Group Quarters Population survey work began in July of 1986 as a continuation of a study originally conducted by Gregory Perkins based on the 1980 U.S. Cenusus. The focus of the July, 1986 survey was to count dormitory populations, nursing home residents, and lodging house residents.

Names, addresses, and phone numbers were gathered for all post-secondary educational institutions located within Boston's sixteen neighborhoods. A one-page survey was created and sent to sixty-five (65) institutions of higher education.

To date, the Research Department has received forty-nine (49) completed surveys. The department is awaiting responses from the remaining sixteen institutions, three of which have verbally declined participation in the survey. Thus, the overall response rate is seventy-nine percent (79%) of the total participants. Preliminary results are based on responses from twenty-five colleges who operate dormitories or residence halls for their students.

In addition to the survey for institutes of higher education, a telephone survey was conducted to obtain residential census information on Boston's homes for the

aged. These include nursing homes, retirement homes, and long-term rehabilitation centers for the aged. This survey was completed in early January, 1987.

Currently there are fifty-one (51) residential facilities for the aged located within the City of Boston. The newest facility opened for operation in 1983, and therefore is not included in 1980 group quarters population figures.

In 1980, there were also fifty-one (51) facilities in operation, however, one center has since converted from geriatric rehabilitation to serving younger patients.

The 1985 population figure for lodging house residents was obtained from a previous survey of "Licensed Lodging Houses", which listed the number of lodgers living in licensed lodging houses as of October, 1985. In addition, reports from Board of Appeals were perused to account for any changes (conversions or additions) to the lodging house stock. The results indicate a 1985 lodging house population of just over three-thousand (3,067) residents.

U.S. Census Bureau figures include lodging house residents under the category "Other Group Quarters". As a result, the 1980 lodging house population was not counted separately.

The Group Quarters Population survey is still in progress as the Research Department continues to receive the remaining responses from the "Boston's Institutions of Higher Education" survey. The following table is a current tally of preliminary returns.

Elizabeth Fitzpatrick
Boston Redevelopment Authority
Research Department
March 10, 1987

A COMPARISON of BOSTON'S GROUP QUARTERS POPULATION 1980 and 1985

	1980*	1985
Educational Institutions (Dormitories)	12,943	17,779
Homes for the Aged	4,107	4,553
TOTAL	17,050	22,332

* Includes one university figure for 1981 student housing population.

Note: Three colleges did not provide 1980 data, one college did not provide 1985 data.

Source: Boston Redevelopment Authority, Policy Development and Research Department, March 10, 1987.

-1-

BOSTON'S GROUP QUARTERS POPULATION FROM 1980 CENSUS
(BY TYPE, BY NEIGHBORHOOD, AND BY SUB-NEIGHBORHOOD)

	TOTAL GROUP QUARTERS	SUB-TOTAL INSTITUTIONAL	MENTAL HOSPITALS	HOMES FOR THE AGED	OTHER INSTITUTIONAL	SUB-TOTAL NON-INSTITUTIONAL	COLLEGE DORMITORIES	OTHER GROUP QUARTERS
BOSTON - TOTAL	39141	9999	1477	6239	2283	29142	19820	9322
ALLSTON/BRIGHTON	5586	891	10	814	67	4695	4099	596
(001) ALLSTON	1984	0	0	0	0	1984	1952	32
(002) BRIGHTON	2286	746	10	736	0	1540	1021	519
(003) COMMONWEALTH	1316	145	0	78	67	1171	1126	45
BACK BAY/BEACON HILL (004)	5320	144	0	135	9	5176	2918	2258
CHARLESTOWN	140	0	0	0	0	140	13	127
(005) MEDFORD ST. - THE NECK	33	0	0	0	0	33	13	20
(006) THOMPSON - BOOKER - TOWN - HIGHWAY	107	0	0	0	0	107	0	107
CENTRAL	2151	427	269	0	158	1724	141	1583
(007) CHINATOWN - SOUTH COVE - BAY VILLAGE	817	20	20	0	0	797	141	656
(021) DOWNTOWN - CENTRAL - WEST END	684	407	249	0	158	277	0	277
(048) NORTH END + WATERFRONT	650	0	0	0	0	650	0	650
NORTH DORCHESTER	417	322	73	249	0	95	0	95
(008) COLUMBIA - SAVIN HILL - COLUMBIA PT.	74	23	0	23	0	51	0	51
(010) UPHAMS CORNER - JONES HILL	343	299	73	226	0	44	0	44
SOUTH DORCHESTER	1228	901	88	811	45	327	135	192
(011) ASHMONT	101	81	0	81	0	20	0	20
(012) BOWDOIN NORTH - MT. BOWDOIN	23	13	0	13	0	10	0	10
(013) CODMAN SQ. - EAST WE CAN - EAST COD HILL	222	222	33	183	6	0	0	0
(014) EAST LOWER MILLS - CEDAR GROVE	191	91	0	91	0	100	62	38
(015) FIELDS CORNER EAST	56	26	26	0	0	30	0	30
(016) FIELDS CORNER WEST	88	50	0	50	0	38	0	38
(017) MEETING HOUSE HILL	49	29	29	0	0	20	0	20
(018) NEPONSET - PORT NORFOLK	375	302	0	269	33	73	73	0
(019) ST. MARKS	123	87	0	81	6	36	0	36

ALL-BRI	5586	
BB-BH	5320	
FEN-KEN	13217	
JP	2325	
CENT	2151	
	28,699	73.1%
SOUTH END	1722	
HARB IS	1748	
ROX	1282	
S.D.	1238	
	5990	15.2%
RAS	921	
S.B.	793	
MATT.	791	
WR	704	
	3209	8.2%
E BOS	466	
N DOR	417	
H PARK	380	
CH AST	140	
	1403	3.6%

	TOTAL GROUP QUARTERS	SUB-TOTAL INSTITUTIONAL	MENTAL HOSPITALS	HOMES FOR THE AGED	OTHER INSTITUTIONAL	SUB-TOTAL NON-INSTITUTIONAL	COLLEGE DORMITORIES	OTHER GROUP QUARTERS
EAST BOSTON	466	398	0	398	0	68	19	49
(023) CENTRAL + MAVERICK SQS - PARIS ST FLATS	0	0	0	0	0	0	0	0
(024) EAGLE HILL	113	70	0	70	0	43	9	34
(025) HARBOR VIEW - ORIENT HEIGHTS	343	328	0	328	0	15	0	15
(026) JEFFRIES POINT - AIRPORT	10	0	0	0	0	10	10	0
FENWAY/KENMORE	13217	140	107	0	33	13077	12345	732
(027) FENWAY	5216	0	0	0	0	5216	4977	239
(028) KENMORE	4651	25	25	0	0	4626	4431	195
(029) WEST FENS	0	0	0	0	0	0	0	0
(045) MISSION HILL/MEDICAL AREA	3350	115	82	0	33	3235	2937	298
HYDE PARK	380	329	0	329	0	51	0	51
(033) FAIRMOUNT HILLS	54	38	0	38	0	16	0	16
(034) GEORGETOWN	0	0	0	0	0	0	0	0
(035) READVILLE	0	0	0	0	0	0	0	0
(036) STONY BROOK - CLEARY SQUARE	159	124	0	124	0	35	0	35
(037) WEST STREET - RIVER STREET	167	167	0	167	0	0	0	0
JAMAICA PLAIN	2325	1824	251	1346	227	501	21	480
(040) HYDE SQUARE	126	126	64	0	62	0	0	0
(041) JPAA CNTR - SUMMER HILL - JAMSTH - ANY BRK	780	756	144	607	5	24	21	3
(042) JAMAICA HILLS	1022	761	43	558	160	261	0	261
(046) MISSION HILL PROJECTS	40	0	0	0	0	40	0	40
(047) MISSION HILL - TOP, BACK, 8TH, BELLE AVE	357	181	0	181	0	176	0	176
MATTAPAN	791	775	243	237	295	16	0	16
(020) WEST ROXBURY - DIX HILL, LOWER MILLS	43	43	0	43	0	0	0	0
(031) FRANKLIN FIELD SOUTH	55	55	7	48	0	0	0	0
(043) SOUTHERN MATTAPAN	388	372	48	146	178	16	0	16
(044) WELLINGTON HILL	305	305	188	0	117	0	0	0

	TOTAL GROUP QUARTERS	SUB-TOTAL INSTITUTIONAL	MENTAL HOSPITALS	HOMES FOR THE AGED	OTHER INSTITUTIONAL	SUB-TOTAL NON-INSTITUTIONAL	COLLEGE DORMITORIES	OTHER GROUP QUARTERS
ROSLINDALE	921	792	6	0	786	129	0	129
(039) FOREST HILLS - WOODBOURNE	201	111	6	0	105	90	0	90
(049) CENTER - SOUTH	681	681	0	0	681	0	0	0
(050) LOWER WASHINGTON - MT. HOPE	22	0	0	0	0	22	0	22
(051) METROPOLITAN HALL - BEECH	17	0	0	0	0	17	0	17
SOUTH BOSTON	793	549	0	549	0	244	14	230
(056) CITY POINT	110	110	0	110	0	0	0	0
(057) COLUMBUS PARK - ANDREW SQ.	183	152	0	152	0	31	0	31
(058) D STREET - WEST BROADWAY - NORTH	135	0	0	0	0	135	0	135
(060) TELEGRAPH HILL	365	287	0	287	0	78	14	64
SOUTH END (061)	1722	399	392	0	7	1323	104	1219
ROXBURY	1232	1107	38	862	207	125	0	125
(009) DUDLEY - BRUNSWICK KING	45	37	31	6	0	8	0	8
(030) FRANKLIN FIELD NORTH	30	30	0	0	30	0	0	0
(038) EGLESTON SQUARE	253	231	0	231	0	22	0	22
(052) HIGHLAND PARK	188	166	0	166	0	22	0	22
(053) LOWER ROXBURY	8	0	0	0	0	8	0	8
(054) SAY - MOR	135	106	7	94	5	29	0	29
(055) WASHINGTON PARK	573	537	0	365	172	36	0	36
WEST ROXBURY	704	529	0	529	0	175	11	164
(062) BELLEVUE HILL	29	24	0	24	0	5	0	5
(063) BROOK FARM PARKWAY	426	399	0	399	0	27	11	16
(064) UPPER WASHINGTON, SPRING	249	106	0	106	0	143	0	143
HARBOR ISLANDS + CREWS OF VESSELS (32)	1748	472	0	23	449	1276	0	1276

Boston's Institutions of Higher Education
Survey of Enrollment and Residency Patterns
at Boston Campus

School: _____

Please fill in the appropriate numbers, where applicable to your institution.

	1980	1985
I. Total Enrollment (Boston Campus)		
A) Full-Time		
Undergraduate		
Graduate		
B) Part-Time		
Undergraduate		
Graduate		
II. Residency Patterns [Total Enrollment at Boston Campus]		
A) Full-Time Students [Total]		
1. Student Residents Living in University Housing		
Dormitories*		
Apartments, Houses, etc.		
Other _____		
2. Student Residents Living in Non-University Housing [Boston]		
At Home with Parents		
Apartments, Houses, etc.		
Other, e.g. Fraternity _____		
3. Students Living Outside of Boston		
B) Part-Time Students [Total]		
1. Student Residents Living in University Housing		
2. Student Residents Living in Non-University Housing [Boston]		
At Home with Parents		
Apartments, Houses, etc.		
Other _____		
3. Students Living Outside of Boston		

* If applicable, please indicate the number of dormitories at your institution (in 1980 and 1985)

	1990	1995
III. Future Enrollment and Housing Projections		
A) Total Boston Campus Enrollment		
Full-Time		
Part-Time		
B) Residency Patterns [% Breakdown]		
1. Student Residents Living in University Housing		
2. Student Residents Living in Non-University Housing		
3. Students Living Outside of Boston		

RES11/E/071186

TABLE 1. TRENDS IN EMPLOYMENT AND PERSONAL INCOME, 1976-1984

A. Annual Average Change (in percent):

Total Employment (full- and part-time)

Years	City of Boston *	Boston Metro Area **	Massa-chusetts	New England	United States
1976-1984	1.8	3.2	2.8	2.7	2.3
1980-1984	1.2	2.6	2.2	2.1	1.6
1983-1984	3.6	6.2	5.8	5.4	4.7

Per Capita Personal Income

Years	City of Boston *	Boston Metro Area **	Massa-chusetts	New England	United States
1976-1984	10.0	10.7	10.4	10.2	9.1
1980-1984	8.9	10.3	10.0	9.5	7.7
1983-1984	11.3	11.3	10.9	10.5	9.3

B. Percent Change

Total Employment (full- and part-time)

Years	City of Boston *	Boston Metro Area **	Massa-chusetts	New England	United States
1976-1984	15.0	28.4	24.3	24.0	19.6
1980-1984	5.0	10.7	9.0	8.7	6.5
1983-1984	3.6	6.2	5.8	5.4	4.7

Per Capita Personal Income

Years	City of Boston *	Boston Metro Area **	Massa-chusetts	New England	United States
1976-1984	114.9	126.2	120.3	118.1	100.6
1980-1984	40.6	48.2	46.1	43.9	34.5
1983-1984	11.3	11.3	10.9	10.5	9.3

TABLE 1 (continued)

C. Absolute Numbers

Total Employment (in thousands)

Year	City of Boston *	Boston Metro Area **	Massa-chusetts	New England	United States
1976	532	1,793	2,673	5,662	99,083
1980	583	2,079	3,049	6,457	111,266
1981	583	2,097	3,061	6,504	112,385
1982	579	2,106	3,058	6,506	111,833
1983	590	2,169	3,141	6,659	113,217
1984	612	2,302	3,322	7,021	118,492

Per Capita Personal Income (in current dollars)

Year	City of Boston *	Boston Metro Area **	Massa-chusetts	New England	United States
1976	6,078	7,043	6,698	6,616	6,367
1980	9,292	10,751	10,096	10,029	9,494
1981	10,341	12,046	11,278	11,204	10,544
1982	10,771	13,145	12,280	12,128	11,113
1983	11,740	14,316	13,306	13,062	11,681
1984	13,062	15,932	14,755	14,429	12,772

* Suffolk County Data; Boston accounts for 96 percent of the county's total employment and 87 percent of its population.
** The Boston-Lawrence-Salem-Lowell-Brockton, MA. New England County Metropolitan Area (NECMA).

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System, Table 30.00, April 1986.

Population 16 and Over Working in Massachusetts, 1980

Massachusetts working residents 16 and over		2,624,670
Working outside the state		62,868
In:	Connecticut	15,944
	New Hampshire	11,265
	New York	3,348
	Rhode Island	22,338
	Vermont	1,317
	Non-contiguous and abroad	8,656
	Not reported (8%)	212,061

Working Residents of Contiguous States Working in Massachusetts 72,179

From:	Connecticut *	8,346
	New Hampshire *	40,172
	New York *	3,239
	Rhode Island *	25,159
	Vermont *	1,836
* Including 8%-9% not reported		78,752
* Working in Massachusetts		2,635,028

Source: U.S. Bureau of Census, 1980, Census of Population, Detailed Population Characteristics, Place of Work, by State, 1983.

Place of Work by State,
Number Working in Massachusetts

State	Working Residents Age 16 and Over	Working in Massachusetts	Percent Place Work not Reported	Adjusted* Working in Massachusetts
Connecticut	1,466,415	7,711	7.6	8,346
New Hampshire	424,342	36,731	8.6	40,172
New York	7,247,069	2,940	9.2	3,239
Rhode Island	420,585	23,070	8.3	25,159
Vermont	222,079	1,727	5.9	1,836
Subtotal	9,780,490	72,179	8.8	78,752
Massachusetts	2,624,670	2,349,741	8.1	2,556,276
Total, Six States	12,405,160	2,421,920		2,635,028

Source: U.S. Dept. of Commerce, Bureau of the Census, 1980 Census of Population.
"Detailed Population Characteristics," State of Work During Reference Week, Massachusetts, Connecticut, New Hampshire, New York, Rhode Island and Vermont.

* Place of work not reported allocated to states based on distribution of those workers who did report place of work.

FACTORS LIKELY TO IMPACT MASSACHUSETTS POPULATION TRENDS OVER THE NEXT TEN YEARS

Notes for a Presentation to the Revenue Advisory Board of the Executive Office for Administration and Finance, Commonwealth of Massachusetts

Alexander Ganz, Research Director
Boston Redevelopment Authority

November 10, 1983

Kevin H. White, Mayor
City of Boston

Robert J. Ryan, Director
Boston Redevelopment Authority

Alexander Ganz
Research Director

Boston Redevelopment Authority
Board of Directors
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence Jones, Asst. Treasurer
William A. McDermott, Jr., Member
Kane Simonian, Secretary

I. A Look at
"Selected Illustrative Recent Official Reports and Projections of Employment, Income, and Population for Massachusetts"

A. - November 1980 - U.S. Bureau of Economic Analysis Projections to the Year 2000
- Massachusetts as Second Lowest Growth State, 1978-2000

B. - The First Official Forecast Revision, May 1983
- New England Grew at More than National Average
- Metro Areas Grew Faster than Non-Metro
- Boston Metro Region Counties Grew Faster than New England, All Metro Counties, and U.S., 1979-81
- Job Growth for Boston Area Outpaces National Average

C. - September 1983 Results
- From 1979 to 1982, Massachusetts and Two Other Northeastern States (Connecticut and New Jersey) Were Among the Top Ten in Per Capita Personal Income Growth; New England Had the Largest Increase Among the Nation's Regions; Massachusetts Ranked Highest in New England and Fifth in the Nation.

Massachusetts Population Increased by 35,000 from 1979 to 1982.

D. - August 1983, A New Census Bureau Projection of State Population to 1990 and the Year 2000.
- Massachusetts Population is Projected to Decline
- "The Projections....Are Not Forecasts of Each State's Future Growth Patterns. They Present the Results of Continuing the Migration Patterns....Estimated for the 1970-80 Decade."

II. What Can We Make of the Contrast Between Projections and Reality, and How Do They Relate to Each Other?

A. - A Look at the Fluctuation of Unemployment Rates, 1960-83, Sheds Some Light
- Nation and Boston Metro Area
- New England, Massachusetts, and the Boston Metro Area

B. - The Forecasts Had Projected A Continuation of the 1969-78 Worse-than-National Impact of the Early and mid-'70s Recessions on the Boston and New England Economies

III. - The Post-1979 Reality (Faster Income Growth and Lower Unemployment Rates) Reflected the Fundamental Structural Transformation of the Boston, Metro Area, Massachusetts and New England Economy
- Services Revolution
- Communications, Information, Knowledge Industry
- Hi-Tech Industry

IV. - Basic Construct
- Structural Transformation and Employment Growth as Fundamental Factors (After Fertility and Mortality Patterns) in Determining Population Trends

A. - The 1970-75-81 United States and Massachusetts Experience with Respect to Structural Transformation and Employment Growth

1. 1970-75 as a Recession Period in U.S. and in Massachusetts with Loss in Manufacturing Jobs.

   For Massachusetts a Continuation of Manufacturing Job Loss (Older, Obsolescent Industry), More than Offsetting Growth in Finance and Services

   For Massachusetts with 29 Percent of Its Jobs in Manufacturing, (28 percent in U.S.) Impact was Severe

2. But, Those Familiar with the Services Revolution, Dating to the '60s and Earlier, and the Massachusetts Specialization in a Broad Range of Services Activities, Including Services Exports, Knew That It Would Engender a Fundamental Transformation of the Massachusetts Economy.

3. Views of Dan Garnick on BEA Projections in 1980

4. (A.G. Writings Since Late 1960s)

5. 1975-81 - A Time of Growth in Finance, Services and Hi-Tech Industry Favorably Impact (Boston) Massachusetts (New England) and the U.S.

6. But the Impact is Greater in Massachusetts
   - 1975-81 Finance and Services Growth Increment in Employment Makes Up One-Half of the Total Gain, and That in Durable Manufactures Accounts for Almost One-Fourth
   - And the Mass. Content is Different
     - Professional and Business Services
     - Higher Education and Medicine
     - Hi-Tech Industry

B. - The 1980s' Outlook for Mass. Employment Growth is Outstanding, as the City, Metro Area, State and Regional Economy Become Increasingly Attuned to Those Sectors of the National Economy Expected to Expand Most Rapidly
- U.S. Bureau of Labor Statistics Projections
- Mass. Division of Employment Security Projections
- BRA Projections

C. - This Prospect Signifies
- Employment Growth (though Less than U.S.)
- Lesser Vulnerability to Recession
- Expanding Opportunity and Influx of Young Adults Attracted to New Jobs; Modest Net Population Growth

D. - Other Factors Favoring Employment Growth in Massachusetts
- Favorable Recent Growth in Capacity Utilization
- Greater Recent Growth in Construction Activity
- Greater Recent Growth in Capital Expenditures
- Post-1974 Narrowing of Energy Cost Disadvantage
- More Efficient Energy Use

V. - For the City of Boston, the Economy and Population Equation Point to Extraordinary Transformation, Vigorous Employment Growth, and A Modest Rise in Population

A. - A Thriving Economy
- Employment 1976-82-92
- Private Development Investment 1979-83-86 and Beyond
- Upgrading of the Housing Stock
- Impoverished Public Investment

B. - Population 1970-80
- Loss of Blue Collar Workers and Their Families (White Population)
- Influx of Middle-Class Young Adults, Largely Professional
- Increase in Minority Population
- Advance in Educational Attainment Level of Adults
- Improvement in the Occupational Skills of the Labor Force

C. - Population Forecast
- Annual Rates of Growth in Percent

	1980-90	1990-2000
- U.S.	0.96	0.71
- Massachusetts	0.75	0.47
- Boston	0.21	0.17

(See Boston, Present and Future; Background Information for Infrastructure Planning, Table 29.)

Bibliography

U.S. Department of Commerce, Bureau of Economic Analysis, Survey of Current Business, November 1980, Regional Economic Analysis Division, "Regional and State Projections of Income, Employment, and Population to the Year 2000."

Ibid., Survey of Current Business, May 1983, Kenneth Johnson, Howard Friedenberg and George Downey, "Tracking the BEA Regional and State Economic Projections;" Daniel H. Garnick, "Shifting Patterns in the Growth of Metropolitan Nonmetropolitan Areas."

Ibid., BEA Press Release 83-47, "1982 State Per Capita Personal Income," September 6, 1983; memorandum of Alexander Ganz "New Information on Favorable Economic Trends in New England and Massachusetts, 1979-82," September 2, 1983.

U.S. Department of Labor, Bureau of Labor Statistics, Press Release USDL 138, "1979-81 Job Growth for Boston Outpaces National Average; Job Growth Ranks 16th Among Nation's 33 Largest Employment Centers," September 1983.

U.S. Department of Commerce, Bureau of the Census, Current Population Reports, Population Estimates and Projections, Series P-25, No. 937, Provisional Projections of the Population of States, By Age and Sex; 1980 to 2000.

Boston Redevelopment Authority, Jeffrey Brown and Yasuko Soeno, Cyclical Changes in the Boston Economy; Comparative Trends in the Metropolitan Area, the State, New England and the Nation, 1960-1982, July 1983.

Ibid., The Communications, Information, Knowledge Industries, and the Potential for Boston, August 1982.

Ibid., Boston, Present and Future; Background Information for Infrastructure Planning, June 1983.

Ibid., John Avault, "BRA Computer Study of Developments Shows Extraordinary Insights," Boston Globe, June 5, 1983.

Ibid., Boston's Prospective Development and the Linkage to Housing Needs, October 1983.

Ibid., City of Boston Population Projections; A Summary, February 1982.

Ibid., Alexander Ganz and Gregory Perkins, A Critique of Employment Projections of the Metropolitan Area Planning Council...., March 1983.

Ibid., Jeffrey Brown, Profile of Boston, 1929-1980, October 1982.

Ibid., "Research Department Publications."

PER CAPITA INCOME, 1969-1984

Year	U.S.	New Eng.	Mass.	Metro.	Suffolk
1969	$3,714	$4,048	$4,073	$4,273	$3,897
1970	3,945	4,306	4,349	4,563	4,084
1971	4,167	4,510	4,591	4,816	4,253
1972	4,515	4,847	4,946	5,181	4,485
1973	5,010	5,283	5,364	5,624	4,891
1974	5,448	5,724	5,815	6,119	5,339
1975	5,842	6,092	6,211	6,529	5,662
1976	6,367	6,616	6,698	7,043	6,078
1977	6,984	7,221	7,298	7,702	6,594
1978	7,772	8,028	8,093	8,557	7,434
1979	8,651	8,958	9,014	9,565	8,216
1980	9,494	10,029	10,096	10,751	9,292
1981	10,554	11,204	11,278	12,046	10,341
1982	11,113	12,128	12,280	13,145	10,771
1983	11,681	13,062	13,306	14,316	11,740
1984	12,772	14,429	14,755	15,932	13,062

SOURCE: U.S. Department of Commerce, Bureau of Economic Analysis

G.W.P.

Annual Average Growth in Percapita Income, 1969-1984

Year	U.S.	New Eng.	Mass.	Metro.	Suffolk
1969-1970	6.22%	6.37%	6.78%	6.79%	4.80%
1970-1971	5.63%	4.74%	5.56%	5.54%	4.14%
1971-1972	8.35%	7.47%	7.73%	7.58%	5.45%
1972-1973	10.96%	9.00%	8.45%	8.55%	9.05%
1973-1974	8.74%	8.35%	8.41%	8.80%	9.16%
1974-1975	7.23%	6.43%	6.81%	6.70%	6.05%
1975-1976	8.99%	8.60%	7.84%	7.87%	7.35%
1976-1977	9.69%	9.14%	8.96%	9.36%	8.49%
1977-1978	11.28%	11.18%	10.89%	11.10%	12.74%
1978-1979	11.31%	11.58%	11.38%	11.78%	10.52%
1979-1980	9.74%	11.96%	12.00%	12.40%	13.10%
1980-1981	11.16%	11.72%	11.71%	12.05%	11.29%
1981-1982	5.30%	8.25%	8.88%	9.12%	4.16%
1982-1983	5.11%	7.70%	8.36%	8.91%	9.00%
1983-1984	9.34%	10.47%	10.89%	11.29%	11.26%
1969-1984	8.58%	8.84%	8.96%	9.17%	8.40%
1969-1976	8.00%	7.27%	7.36%	7.40%	6.56%
1976-1984	9.09%	10.24%	10.38%	10.74%	10.04%
1977-1984	9.01%	10.39%	10.58%	10.94%	10.26%

SOURCE: Boston Redevelopment Authority.

G.W.P. 11-23-86